

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
November 28, 2017

Present: Commissioner T. Earl Jolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner John Ellis, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Staff Attorney Todd Sheeran, City Recorder Anna West

Absent: Commissioner Mark Woolley

Others: See Attachment A

6:30 P.M.  
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Vice-Chair Julie Holbrook opened the meeting and welcomed everyone present. She noted that Commissioner Woolley not here and is excused for tonight.

B. Motion to Approve Agenda

**Commissioner Ellis made a motion to approve the November 28, 2017 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was 4-0 in favor. Commissioner Woolley was absent.**

C. Approval of the Minutes from the Meeting held on November 14, 2017

**Commissioner Jolley made a motion to approve the November 14, 2017 Planning Commission Meeting Minutes as printed. Commissioner Ellis seconded the motion. Vote was 4-0 in favor. Commissioner Woolley was absent.**

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Commissioner Jolley asked what the topics will be for the November 30<sup>th</sup> Joint CC-PC meeting.

City Planner Greg Schindler said the one and only topic will be the Redwood Road Corridor Plan.

III. CITIZEN COMMENT

Vice-Chair Holbrook opened for Citizen Comment. No speakers. She closed the Citizen Comment.

#### **IV. SUMMARY ACTION**

None

#### **V. ACTION**

None

#### **VI. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS**

**\*\*Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**A.1      Issue:            THE DISTRICT 2<sup>ND</sup> AMENDED SUBDIVISION AMENDMENT**  
**Address:        Approx. 11500 South Bangerter Highway**  
**File No:         PLPA201700889**  
**Applicant:      David Anderson**

City Planner Greg Schindler reviewed the background information on this item from the packet Staff Report. This application is to amend the original District Subdivision Lot #3 by dividing it into two lots. Lot 3B is the one proposed to be divided. The development has already been approved.

Vice-Chair Holbrook asked if there would be anything behind this. City Planner Schindler said the building will go on the square block plus additional parking for the building.

Vice-Chair Holbrook opened the Public Hearing. No speakers. She closed the Public Hearing.

It was noted that the applicant was not present.

#### **A.2      Potential Action Item – (See VI.A.1)**

**Commissioner Jolley made a motion to approve File No. SUB-AMEND-2016.76, amending The District subdivision generally located at 11500 South Bangerter Highway. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0 in favor. Commissioner Woolley was absent.**

**B.1      Issue:            RIVER HEIGHTS OFFICE BUILDINGS**  
**SITE PLAN**  
**Address:        10509 South River Heights Drive**  
**File No:         PLSPR201700553**  
**Applicant:      Peterson Development**

City Planner Greg Schindler reviewed the background information on this item from the packet Staff Report. Peterson Development has proposed two office buildings to be constructed on this lot and they will both front on River Heights Drive with parking to the rear. They will be two-story office buildings with maximum height of 37 feet. They are both located in the Office Zone (P-O) and they are permitted uses in the P-O Zone. He said the building has gone to the Architectural Review Committee and was approval recommended.

Commissioner Jolley asked if this was presented several months ago. City Planner Schindler said it has been a little while because it was scheduled for Planning Commission about a month ago and it was realized that the civil drawings had not been signed and approved by our City Engineer so we could not bring it forward until that was completed.

Commissioner Jolley said the materials that will be used on the exteriors are unique. Maybe we could get the developer to describe what is being used.

**Darin Mano** (Applicant), we are using fiber cement panels so what you see in gray would be the fiber cement panels. It is more of a commercial look. We are trying to create interest with a simple material pallet so it is not too fussy. The brown is a metal panel that will have a copper finish and will be like a folded panel. The materials will weather really well and will not require a lot of upkeep. The two buildings are not identical but they are designed very similar. From any angle, you will see both materials at the same time.

Vice-Chair Holbrook asked about potential tenants. Mr. Mano said the intended use is medical offices such as dental and outpatient medical uses.

Vice-Chair Holbrook opened the Public Hearing.

**James Willis**, 3296 W. Provost Circle, South Jordan; he said I share the boundary on the east side of the subject property. He said he has three things he would like to be considered. He showed some pictures of fencing, erosion problems and large dirt piles full of weeds. He said he would like to request a 10-foot masonry wall instead of the smaller 8-foot masonry wall to cover the boundary. He also asked if the developer could post a bond to cover any damage from erosion, tree roots, or cracking of stucco on his home from vibration of the dirt compactor. He said he is concerned about dust from the heavy equipment and would like to have the dirt watered down to keep the dust down. He said the pile of trees are a fire hazard and should be cleaned up. He also is concerned about tree roots cracking his concrete.

Staff Attorney Todd Sheeran said our current Ordinance

Vice-Chair Holbrook closed the public hearing.

City Planner Schindler said the fence question has already been answered. What is required by our code is the 6-foot fence. If the developer is willing to put up something taller it makes it a bit difficult. We do not have a way of approving a 10-foot wall. It would have to go to our Hearing Officer to determine if it would even be allowed. The City cannot require a bond. That would be a private issue between the two property owners.

Vice-Chair Holbrook said he was concerned about the landscaping and the type of tree that would be used.

City Planner Schindler said the trees that will be used are Eastern RedBud and they do not send out roots. They will also use Austrian Black Pine and they do not have large roots either.

Commissioner Jolley asked about the dust control for the work site. City Planner Schindler said the dust control will be monitored and if there are issues our inspectors can contact the developers on it.

Lance Burgess (Employee of Peterson Development); I will be in charge of the construction of these two buildings. With regard to compaction vibration, we have had soils tests done and we shouldn't need to do a lot of compacting. With regard to dust control, we will spray the water and watch the trucks to keep the dust down. We will have some piles of dirt but I can watch and monitor that so that we don't have a lot of seed producing weeks going on. There are no trees on our property so we will not have collections of that to cause fire hazards. We have plans to put a fence in where the Villas will be on the north side of his property and part of that project is to put the concrete fence in. I believe the fence will be 6-foot concrete.

City Planner said on the site-plan it indicates a 6-foot fence and that is what the other Villas have is the 6-foot masonry fence already installed. The other fence Mr. Willis showed a picture of was an 8-foot fence but the developer agreed to put in the taller fence there.

Vice-Chair Holbrook asked what are the start and finish dates. Mr. Burgess said we will tentatively start in February 2018 and go 7-8 months, so we should be done fall of next year. He said I will give him my business card so he can contact us for questions.

Vice-Chair Holbrook reopened the Public Hearing.

**Mara Willis**, 3296 W. Provost Circle, SJC; before we asked for the 10-foot fence, I called the City and I don't know who I spoke to but they said a 6-foot fence is correct but the rule changes when it is between residential and commercial. Please check that out.

Vice-Chair Holbrook said our staff will check that out. It will be helpful to have open lines of communication with Peterson Development.

City Planner Schindler said I don't know who she talked with but I can say she is correct. The rule does change between commercial and residential and that is where the 6-foot fence rule comes in. If it is residential against residential then no fence is required. The only reason they are putting in a masonry fence between the Villas and this residential is when they got rezoned, part of the development requirements in the development agreement was that they had to put up a masonry wall between the residential portions. The code says minimum a 6-foot fence is required; anything taller would have to be approved by the City Council.

Commissioner Jolley asked if the builder could just choose on their own to put in a taller fence?

City Planner Schindler said if they wanted to put in an 8-foot fence, they would have to go to City Council to get it approved. This is not something we can do here in Planning Commission.

Vice-Chair Holbrook reclosed the Public Hearing.

## **B.2 Potential Action Item – (See VI.B.1)**

**Commissioner Jolley made a motion to approve application PLSPR201700553, to allow for construction of two office buildings at 10509 South River Heights Drive. Commissioner Ellis seconded the motion. Roll Call Vote was 4-0 in favor. Commissioner Woolley was absent.**

## **VII. PUBLIC HEARINGS AND POTENTIAL \*\*LEGISLATIVE ACTION ITEMS**

**\*\*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

None

**VIII. OTHER BUSINESS**

None

**ADJOURNMENT**

**Commissioner Jolley motioned to adjourn the November 28, 2017 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.**

The November 28, 2017 Planning Commission meeting adjourned at 7:10 pm.

**This is a true and correct copy of the November 28, 2017 Planning Commission minutes, which were approved on December 12, 2017.**

*Anna M. West*

**South Jordan City Recorder**

City Recorder Anna West prepared the meeting minutes